159.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,070,300 / 1,070,300
					USE VALUE:	1,070,300 / 1,070,300
					ASSESSED:	1,070,300 / 1,070,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
158		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALE SEAN ETAL/ TRUSTEES
Owner 2:	158 WACHUSETT AVENUE NOMINEE
Owner 3:	TRUST
Street 1:	158 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HALE SEAN -
Owner 2:	-
Street 1:	158 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 2346 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	635,100	2,600	432,600	1,070,300
Total Card	0.152	635,100	2,600	432,600	1,070,300
Total Parcel	0.152	635,100	2,600	432,600	1,070,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.22 | /Parcel: 456.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 105433
GIS Ref:
GIS Ref:
Insp Date: 12/03/19

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,500	0	6,600.	432,600	697,100	697,100	Year End Roll	12/18/2019
2019	101	FV	117,900	0	6,600.	432,600	550,500	550,500	Year End Roll	1/3/2019
2018	101	FV	117,900	0	6,600.	364,600	482,500	482,500	Year End Roll	12/20/2017
2017	101	FV	117,900	0	6,600.	333,700	451,600	451,600	Year End Roll	1/3/2017
2016	101	FV	117,900	0	6,600.	284,300	402,200	402,200	Year End	1/4/2016
2015	101	FV	110,800	0	6,600.	247,200	358,000	358,000	Year End Roll	12/11/2014
2014	101	FV	110,800	0	6,600.	228,700	339,500	339,500	Year End Roll	12/16/2013
2013	101	FV	110,800	0	6,600.	217,500	328,300	328,300		12/13/2012

!12385!

PRINT: Date 12/11/20 | Time 02:28:42

LAST REV: Date 06/18/20 | Time 15:48:42 | mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12385

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALE SEAN,	74751-238	2	5/27/2020	Convenience	1	No	No		
AUTUMN DEVELOPM	73830-434	1	12/16/2019		1,175,000	No	No		
GRAY NELSON LEE	71971-221	1	12/5/2018	Estate/Div	480,000	No	No		
	11788-17		4/14/2003	Family	25,500	No	No		Nelson Lee Gray dod 9/9/2018

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2018	1945	Addition	219,500	O				

ACTIVITY INFORMATION

Date	Result	By	Name
2/13/2020	SQ Returned	MM	Mary M
1/23/2020	SQ Mailed	MM	Mary M
12/3/2019	Measured	DGM	D Mann
6/12/2018	MEAS&NOTICE	BS	Barbara S
3/23/2009	Inspected	189	PATRIOT
12/8/2008	Measured	294	PATRIOT
11/2/2000	Hearing N/C	153	PATRIOT
12/28/1999	Inspected	276	PATRIOT
12/2/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	105433
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	7									432,598						432,600	

Total AC/HA: 0.15152 | Total SF/SM: 6600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,598 | Spl Credit | Total: 432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13746512
Const Adj.:	0.99989998
Adj $ / SQ:	142.169
Other Features:	110823
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665690
Depreciation:	30622
Depreciated Total:	635069

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

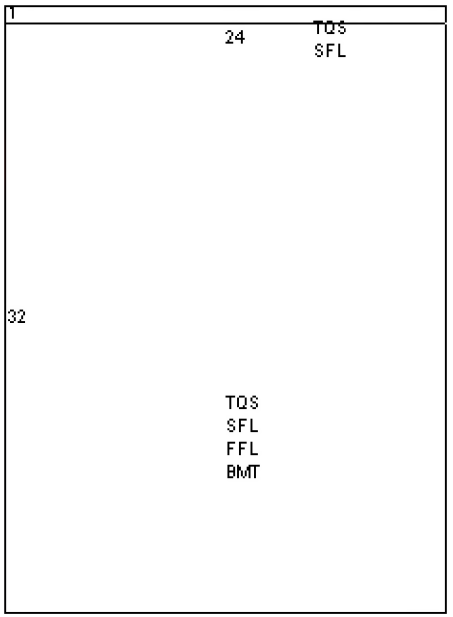
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	207.57
Special Features:	0	Val/Su Net:	217.35
Final Total:	635100	Val/Su SzAd	294.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	792	142.170	112,598
BMT	Basement	768	50.650	38,897
FFL	First Floor	768	142.170	109,186
TQS	3/4 Story	594	142.170	84,448

Net Sketched Area:	2,922		Total:	345,129	
Size Ad	2154	Gross Are	3120	FinArea	2346

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	10X6	A	AV	2019	44.00	T	1	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600